



Pike Place Market Preservation and Development Authority (PDA)

**CAPITAL RENOVATION COMMITTEE
Meeting Minutes - DRAFT**

**Monday July 11th, 2011
4:30 p.m. to 6:00 p.m.
PDA Conference Room**

Committee Members Present: Bruce Burger, Bruce Lorig, David Ghoddousi, Patrick Kerr,

Other Council Members Present: Gloria Skouge

Staff Present: Ben Franz-Knight, Ryan Yale, Joe Paar

Others Present: Tony Puma, Duncan Thieme

The meeting was called to order at 4:30 p.m. by Bruce Lorig.

I. Administration

A. Approval of Agenda.

Resolution 11-54 was removed from the Agenda based on prior approval from the PDA Full Council meeting.

The amended agenda was approved by acclamation.

B. Approval of June 13th, 2011 Minutes

The minutes were approved by acclamation.

C. Announcements and Community Comments

Ben discussed on the City Council presentation of the annual renovation update held on July 11th. He stated it went very well and the renovation work is on schedule and within the budget.

II. Levy Phase II Update – Joe Paar

Joe reported on Phase II renovation progress and stated that Jacks fish is near completion and will be open very soon. Joe added that Don & Joes flooring work will be conducted from Sept 15 – October 15th and during this time they will be using the space previously occupied by Fero's Meat. Joe added that Phase II renovation is essentially complete with the exception of a few loose ends and the overall progress has been a successful one.

III. Levy Phase III Update – Joe Paar

Joe reported that Phase III work will begin in July on the courtyard of the Stewart House, Economy and Soames-Dunn basement. The bulk of the work, however, will commence on September 6th, 2011.

Tony Puma inquired about the number of residents that will be relocated from the Stewart House.

Joe stated that it will be approximately 48 and he detailed the scope of the move and the process of relocating the tenants. This will include removing the tenants and property and will place their belongings in storage pods during the 3-4 week process of relocation. Joe added that there will be 5 stages of moves with each move consisting of 8-10 residents at a time.

IV. Action Item(s)

Action Item: Proposed Resolution **11-52:** Authorization for Contract Authority - Phase II - Corner Market Building Meat Market T.I.

Joe presented the resolution and stated that it has been determined that due to Phase II Construction Impacts it is necessary to do T.I. work in the Corner Market Building Meat Market space. He added that the PDA has contracted with Turner Special Projects for this major renovation in February 2009 as authorized by the PDA Council in Resolutions 09-50 and 10-27 and now wishes to amend that contract to include the aforementioned project for an amount not to exceed \$50,000. Joe requested that the PDA Council authorize the Executive Director or his designee to enter into a GC/CM construction contract amendment with Turner Special Projects in an amount not to exceed \$50,000 for the project specified above. Funding for this project will be drawn from NMTC2 proceeds.

David Ghoddousi moved, John Finke seconded

For: Ghoddousi, Lorig, Kerr, Burger, and Finke

Against: 0

Abstain: 0

Proposed resolution **11-52** passed unanimously

Action Item: Proposed Resolution **11-53:** Authorization for Contract Authority – Pike Place Market Senior Center - Consulting Agreement

Joe presented the resolution and stated that it has been determined that it is necessary to replace windows in the Stewart House Building and therefore it will be necessary to relocate the Residential Tenants. Joe noted the PDA has been determined it will be necessary to provide a social worker to the elderly, rent-assisted residents that must be relocated during the renovations to the Stewart House building. The PDA would like to enter into a contract with the Senior Center to provide the services of a social worker to the PDA to advise and consult with respect to matters related to the aforementioned residential relocation of the Stewart House Apartments and Sandra Dunn has been approved as the preferred social worker under this agreement. Joe requested that the PDA Council authorizes the Executive Director or his designee to enter into a contract with the Pike Place Market Senior Center for Consultant Services for the Stewart House residential tenant relocation in an amount not to exceed \$25,000. This work is to be funded with monies obtained from NMTC2.

John Finke moved, David Ghoddousi seconded

For: Ghoddousi, Lorig, Kerr, Burger, and Finke

Against: 0

Abstain: 0

Proposed resolution **11-53** passed unanimously

Action Item: Proposed Resolution **11-55:** Authorization for Contract Authority – Storage Pod rental for relocated Stewart House Residential Tenants

Joe presented the resolution and stated that it has been determined that it is necessary to replace windows in the Stewart House Building and therefore it will be necessary to relocate the Residential Tenants. Joe noted that due to this relocation it is necessary to provide storage pods for these tenants during this time. The PMPDA has obtained three competitive bids for the aforementioned rentals and is ready to enter into a contract with Door to Door Storage in an amount not to exceed \$30,000. Joe requested that the PMPDA Council authorizes the PMPDA Executive Director or his designee to enter into a contract with Door to Door Storage in an amount not to exceed \$30,000 for the rental of storage

Pods for the relocated residential tenants in the Stewart House building. Funding for this project will be drawn from NMTC2 proceeds.

David Ghoddousi moved, Gerry Kumata seconded

For: Ghoddousi, Lorig, Kerr, Burger, and Finke

Against: 0

Abstain: 0

Proposed resolution **11-55** passed unanimously

Action Item: Proposed Resolution **11-56:** Authorization for Contract Authority – Furniture Rental and Mattress Purchase for relocated Stewart House Residential Tenants

Joe presented the resolution and stated that it has been determined that it is necessary to replace windows in the Stewart House Building and therefore it will be necessary to relocate the Residential Tenants. Joe noted that due to this relocation it is necessary to rent furniture and purchase mattresses for these tenants during this time. The PPMPPDA has obtained three competitive bids for the aforementioned furniture rentals and mattress purchases and is ready to enter into a contract with People's Furniture Rental in an amount not to exceed \$30,000. Joe requested that the PPMPPDA Council authorizes the PPMPPDA Executive Director or his designee to enter into a contract with People's Furniture Rental in an amount not to exceed \$30,000 for the rental of furniture and purchase of mattresses for the relocated residential tenants in the Stewart House building. Funding for this project will be drawn from NMTC2 proceeds.

David Ghoddousi moved, Bruce Burger seconded

For: Ghoddousi, Lorig, Kerr, Burger, and Finke

Against: 0

Abstain: 0

Proposed resolution **11-56** passed unanimously

Action Item: Proposed Resolution **11-57:** Authorization for Contract Authority – Hazardous Material Survey, Testing, and Consulting Work

Joe presented the resolution and stated that the PPMPPDA contracted with RGA Environmental for Hazardous Material Surveying, Testing, and Consulting work as authorized by the PDA Council in Resolution 08-47 and now wishes to amend that contract to include increased scope for Stewart House and for Phase III of the Renovation in an additional amount not to exceed \$100,000. Joe requested that the PPMPPDA Council authorizes the PPMPPDA Executive Director or her designee to amend the previous contract with RGA Environmental in an amount not to exceed \$100,000 for a not to exceed total amount of \$255,000 for the Pike Place Market Redevelopment Hazardous Material Surveying, Testing, and Consulting work. The funding for this work will be drawn 50% from Levy sources and 50% from NMTC2 sources.

David Ghoddousi moved, John Finke seconded

For: Ghoddousi, Lorig, Kerr, Burger, and Finke

Against: 0

Abstain: 0

Proposed resolution **11-57** passed unanimously

Action Item: Proposed Resolution **11-61:** Authorization for Contract Authority – NMTC2 Floor, Plumbing, and Electrical work - BN Builders Amendment

Joe presented the resolution and stated that it was determined that due to impacts from Phase II Renovation work several Tenant Improvement projects would be necessary. This work included Floor, Plumbing, and Electrical work in the following businesses:

- Shy Giant

- Frank's Produce
- Quality Cheese

Joe added that the PMPDA contracted with BNBuilders for an amount not to exceed \$140,000 for the Floor, Plumbing, and Electrical work for the aforementioned businesses and now wishes to amend this contract to include added scope due to required code compliance in an amount not to exceed \$10,000. Joe requested that the PMPDA Council authorizes the PMPDA Executive Director or his designee to amend the previous contract with BN Builders in an amount not to exceed \$10,000 for a not to exceed total amount of \$150,000 for the code compliance work necessary for Shy Giant, Frank's Produce, and Quality Cheese. This work is to be funded with monies obtained from NMTC2.

David Ghoddousi moved, John Finke seconded

For: Ghoddousi, Lorig, Kerr, Burger, and Finke

Against: 0

Abstain: 0

Proposed resolution **11-61** passed unanimously

Action Item: Proposed Resolution **11-62:** Authorization for Contract Authority – NMTC2 - Mr. D's Interiors Buildout - BN Builders Amendment

Joe presented the resolution and stated that it was determined that due to Phase II Construction Impacts it was necessary to do an Interior Buildout to Mr. D's. Joe noted the PMPDA contracted with BNBuilders for Mr. D's Interiors Buildout in an amount not to exceed \$130,000 and now wishes to amend this contract to include added scope due to required code compliance in an amount not to exceed \$15,000. Joe requested that the PMPDA Council authorizes the PMPDA Executive Director or her designee to amend the previous contract with BNBuilders in an amount not to exceed \$15,000 for a not to exceed total amount of \$145,000 for the code compliance work necessary for Mr. D's. This work is to be funded with monies obtained from NMTC2.

David Ghoddousi moved, John Finke seconded

For: Kumata, Ghoddousi, Lorig, Kerr, Burger, and Finke

Against: 0

Abstain: 0

Proposed resolution **11-62** passed unanimously

IV. Items for Consent Agenda

Resolution 11-52, 11-53, 11-55, 11-56, 11-57, 11-61 and 11-62 was moved to the consent agenda

V. Public Comment

Pat Kerr commented on supplying air conditioning and heating capabilities for the tenants in the Fairley building as well as radiant heat for the craft lines. Pat also commented on the Capital Renovation committee changing after the renovation work has been completed and possibly evolve into the Waterfront committee.

VI. Site Walk of Non-Levy Funds Potential Uses – Joe Paar/Duncan Thieme

VII. Adjournment

The meeting was adjourned at 5:13 p.m. by Bruce Lorig and a walking tour for the potential uses of Non-Levy funds followed.

Meeting minutes submitted by:
Ryan Yale, Executive Assistant